



HPC Docket # 16-002

Certificate of Appropriateness for Red Fox/Erika Hansen located at 72 W Center St, TIN # 06-030-0011

REPORT SUMMARY...

Project Name: Red Fox Exterior Façade Renovation
Owner/Proponent: Red Fox Romance/Erika Hansen
Request: A Certificate of Appropriateness for a Building Façade Renovation
Current Zoning: Town Center - Historic District (TC-HD)
Staff Recommendation: Conditionally Approve
Date of Hearing: March 7, 2016
Presented By Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Historic Preservation Committee **conditionally approve** HPC Docket # 16-002, Red Fox Exterior Façade Renovation, located at 72 West Center Street; TIN # 06-030-0011.

PROJECT

The property is approximately 0.13 acres (5,665 SF) in size with an existing single story commercial building. The building fronts Center Street and has access to the mid-block parking area to the south. The façades are proposed to be renovated. The space was previously occupied by a comic book store and comedy show group. The current owner, Red Fox, is operating a retail apparel and massage studio at the site. The Center Street façade is currently a storefront system of wood-framed display windows and door, with transom windows and kickplate area, and a stucco parapet wall. The renovation proposes replacement of the storefront system with an Art Nouveau-styled façade. The plaster and stucco is proposed to be replaced with tile and mosaic tile art elements, stucco, and cement board siding. The rear façade will include replacing the plywood areas with new windows and a door and leaving the existing brick.

HISTORICAL BACKGROUND

The building was built circa 1910. In Michael Christensen's 1978 *Survey for Historic Homes for Logan City*, the building is listed as "Contributory" in the preliminary evaluation and the building condition is considered "Good". The original tenant and owner of the building are unknown. It was occupied by Cal's Music Box at the time and described as simple, small building with a very plain façade.

The 1999 Reconnaissance Level Survey (RLS) gives the building a "B" evaluation, meaning the building is considered *contributory* to the historic district, built within the historic period, but has had alterations.

The 2011 RLS gives the building a "B" evaluation, meaning the building is considered *contributory* to the historic district, built within the historic period, but has had alterations. The Survey describes the architectural style as "20th Century Commercial"

The oldest available photo of the building is a partial view of the Center Street façade. It appears to have the same store front as the existing system. The owner is interested in modifying the façade to provide better windows that would have better thermal regulation and a centered entry would be more inviting to customers and pedestrians. There have been a number of building permits in the 1960's and in the 1990's and it is unclear the extent of work done. There was a recent request to the Historic Preservation Committee for a Certificate of Appropriateness for façade renovation in 2014 that included a brick veneer and change to the storefront system. The project was conditioned to require window frames, brick selection, and lighting fixtures that were consistent with 1910. The project was not constructed.

C. C. Anderson's Farm Store at 70 West Center. Previously Empire Motors.¹



This photo is undated.
This is the eastern portion
of 72 West Center.

CERTIFICATE OF APPROPRIATENESS

The Land Development Code (LDC) §17.27.070 requires a Certificate of Appropriateness to be obtained for any exterior construction requiring a building permit.

Historic District Design Standards

The Historic District Design Standards (HDDS) Section III states that new development should be *"compatible with the surrounding historic structures and the character of the district as a whole. It is not necessary to excessively copy historic details to make a new building compatible with the surrounding structures...A new structure should instead share general features with surrounding structures."*

The features applicable to this application include appropriate historic architectural elements and the application of materials, awnings, and the rear façade.

New Commercial Construction

HDDS Chapter III, CC-2 states: *"Although new construction should not replicate surrounding buildings, the general architectural elements of the typical historic commercial building should be used."*

- a. *Design new construction to incorporate the architectural elements (cornices, kickplates, window and door styles, etc.) of Logan's typical historic commercial structure [...as referenced] in the commercial rehabilitation section.*
- b. *Do not replicate ornate architectural elements of historical buildings.*

The proposed storefront renovation includes removing the existing storefront system and constructing a 1910's styled system. The façade is in need of repair and improved thermal performance. The relocation of the doorway to the center is to provide for a more inviting entrance. A metal storefront system is proposed which includes the centered door, large display windows, and transom window system. The system will be finished in a "champagne rose" color. This building has typically had a painted wood frame. The façade is twenty feet (20') wide so the simple storefront system with a finish may be appropriate. The HDDS discussion of windows indicates that if metal replacement window frames are used they should be finished and not metallic in appearance. The system will provide a similar amount of glazing area to the existing door, display, and transom window area.

The kickplate area is reclaimed marble from a historic building. A kickplate/bulk head area below windows is a desired element of the façade and is appropriate in this case. The column areas on the sides of the storefront system will be a white porcelain tile. At the February 1st Historic Preservation Committee meeting, the use of tile was discussed such as a subway tile similar to the property to the west. The glazed porcelain tile will have a similar look to that façade. A flatiron sconce will be mounted on either side.

Above the transom window a black tile band is indicated and an awning that is approximately 5' wide above the door and would extend 2' into the right-of-way. HDDS CC-8 discusses applying traditional awnings and metal is acceptable. The standards prohibit plastic or vinyl materials. Awnings encroaching into the right-of-way require permitting from Public Works. The Committee may discuss the specifics of materials with the applicant but the concept with signage is consistent with guidelines and other properties in the District.

The upper parapet wall has a number of changes from the previous proposal. The wall is proposed to be extended an additional 5' in height. The applicant would like to do some art panels of mosaic tile elements. There are two panel areas, each approximately 6' wide and 7.5' tall. The artistic concept is a night and day panel. The east panel is the "moon" panel with moon tile in the center, and a mosaic build of tile to indicate clouds and a hand-built flower mosaic on either side. The areas around the tile would be filled in with a colored stucco finish. The west panel is the day panel with a similar layout but a sun tile and a day-time cloud and flower interpretation. Columns and cornices of a cement board and batten are proposed.

In regards to materials, the HDDS CC-6 "Materials", encourages brick as the primary material and that exterior materials should be compatible with and enhance existing historic facades. The use of tile is compatible with the adjacent buildings and the styling is reminiscent of Art-Nouveau, which was common from 1890-1910 and the time period that the building was first constructed. Art Nouveau is not a typical style to Logan's Historic District. The proposal is more elaborate than the existing and previous facades but the scale of the project is small. There is currently a stucco/plaster finish on the upper façade but stucco is not typically a preferred material to be used on a front façade. The Committee should consider the appropriateness of the colored stucco. The Historic District Standards prefer masonry material so additional tile application may be a better finish.

There was originally a cornice on the parapet and the HDDS encourages cornices to be reintroduced if they have been removed. The style and size appear appropriate but there is concern with the use of the "hardie" board and the other board and batten elements. The center column and side column areas are consistent with the architectural concept but the cement board is not a typical commercial material in the District. The additional material and pattern is introducing a lot of new elements that are not consistent with the 20th Century commercial classification of the property. A tile or plaster in the columns, such as the continuation of the porcelain tile may be more appropriate as a masonry material is supported by the Standards. The Committee should discuss the cornice and hardie plank proposal.

Rear Facade

The proposal includes replacing the door and some plywood panels with a delivery door and windows. The existing brick will remain and be repaired as needed. The Historic District standards encourage materials and colors that are similar to the front façade so customers are able to associate it with the front façade. The renovation will improve this façade and its functionality. The door and windows should have a similar finish to the front elevation and would be appropriate.

PUBLIC NOTICE

Fifteen days prior to the first public hearing (01/14/2016), Public Notice letters were sent to adjacent property owners with a 300 foot radius of the property. Legal notice was published in the Herald Journal on February 21, 2016, when the project was continued.

PUBLIC COMMENTS

No public comment has been received for the project.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Historic Preservation Committee.

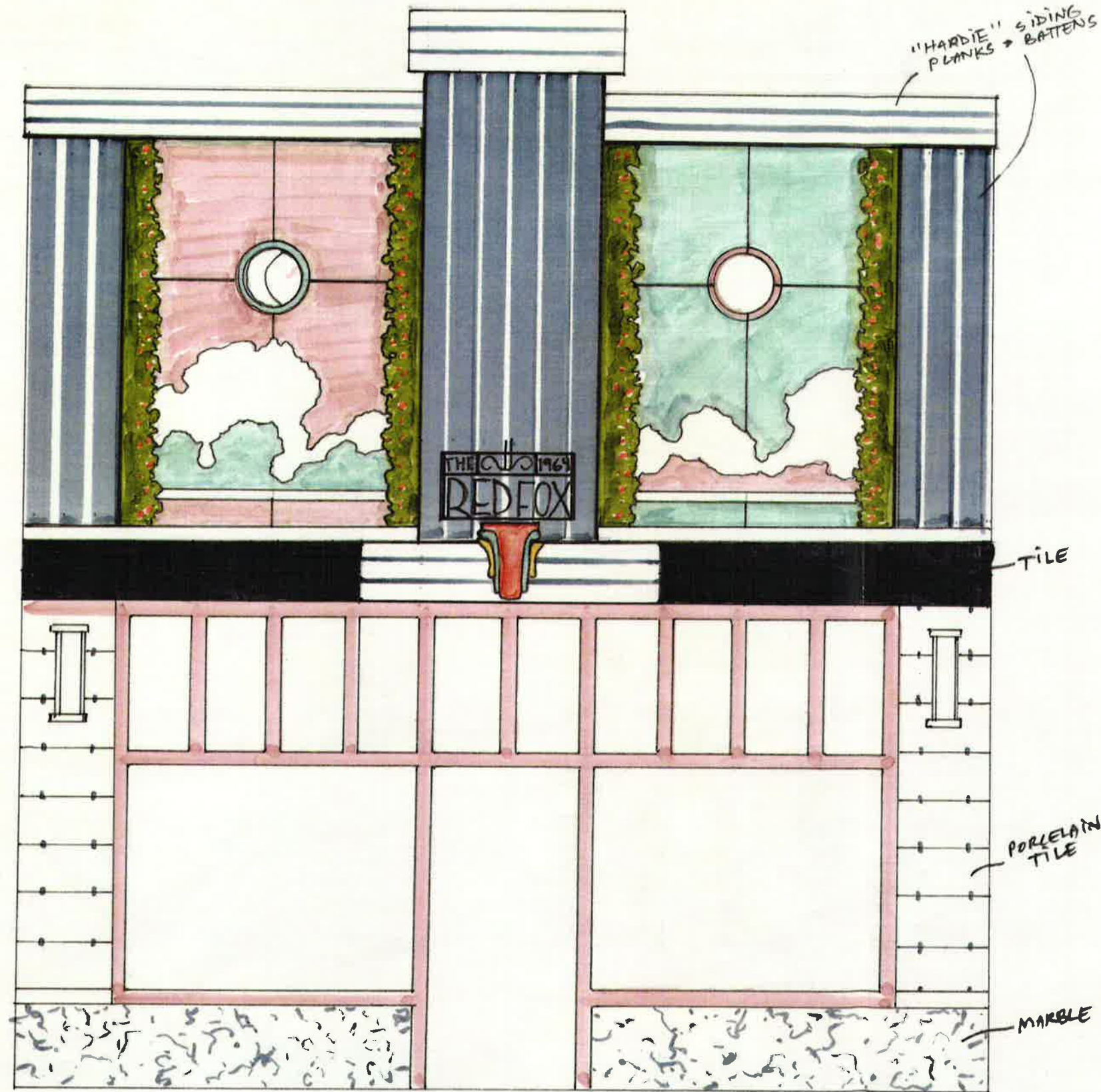
- 1. Any representations by the proponent at the Historic Preservation Committee hearing that is approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
- 2. The storefront system is approved with a marble kickplate, finished metal storefront system, cornice, and tile elements. Materials as approved by the Historic Preservation Committee.
- 3. The rear façade to be repaired with replacement of door and addition of windows. Any new brick to match existing and door and window finishes consistent with the front elevation.
- 4. The awning may extend over the sidewalk with the approval of an encroachment and right-of-way permit from Public Works.
- 5. Exterior lighting fixtures shall resemble historic period. Lighting shall comply with the Land Development Code §17.37.090 and be down-lit concealed source type lighting.
- 6. Any new signage requires a separate sign permit to be issued by the Community Development Department.
- 7. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
- 8. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

RECOMMENDED FINDINGS FOR APPROVAL

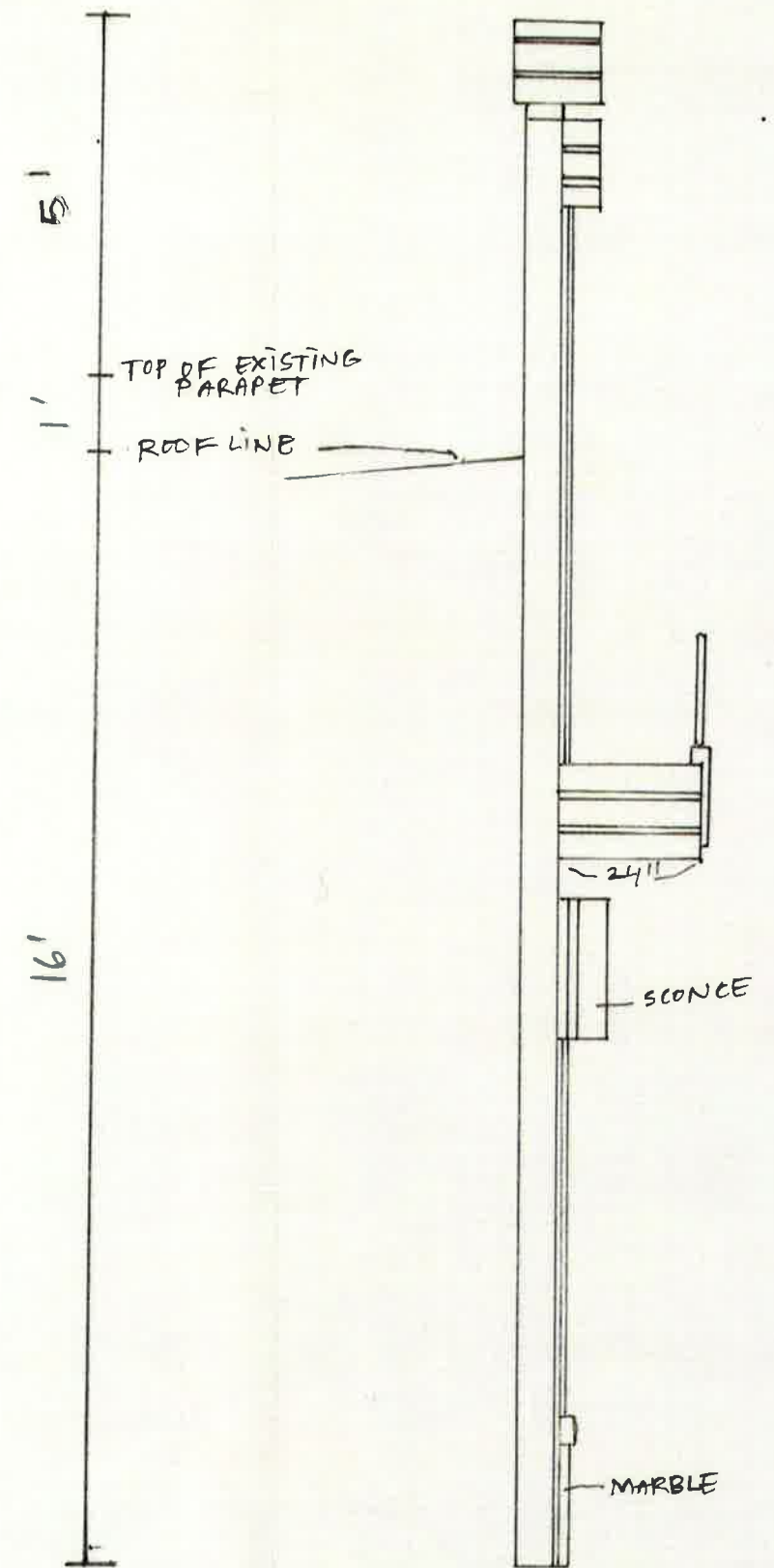
The Historic Preservation Committee bases its decisions on the following findings supported in the administrative record for this project:

- 1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
- 2. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code by helping to maintain the Town Center (TC) zone as the central location for the community’s historic and cultural resources.
- 3. The building is considered a “B” evaluation in the 2011 Reconnaissance Level Surveys, and considered eligible and contributory to the historic district.
- 4. As conditioned, the new construction and materials share the same general features as the majority of the surrounding contributing structures and will therefore be compatible to the entire district.
- 5. The project substantially complies with standards outlined in the *Historic District Design Standards* and the *Secretary of the Interior’s Standards for Rehabilitation and Reconstruction*.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Historic Preservation Committee meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Historic Preservation Committee meeting.

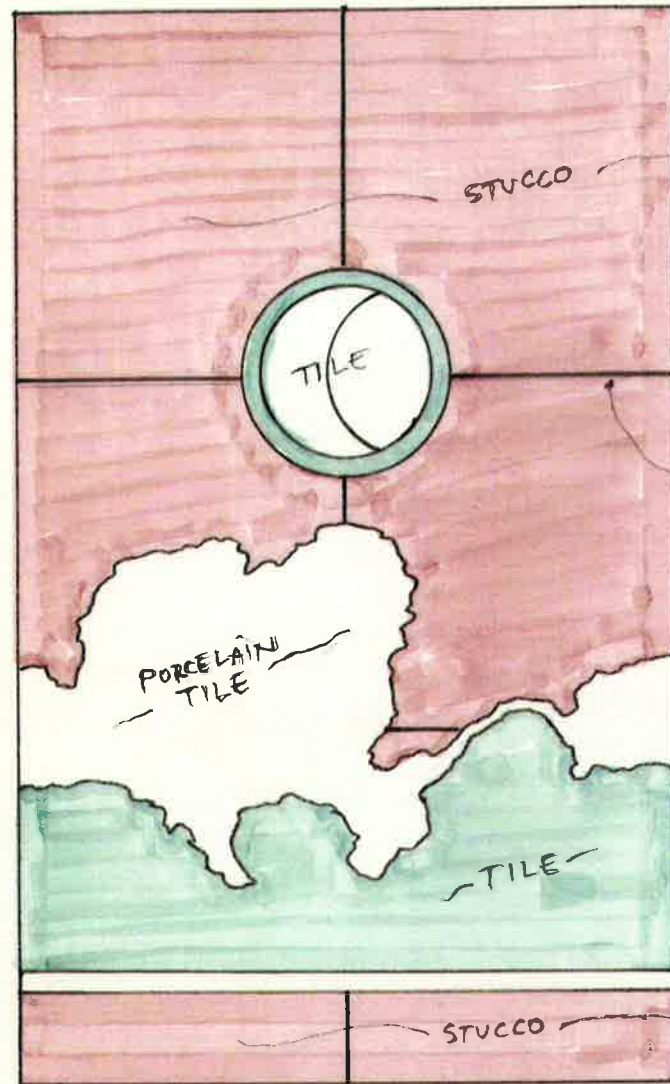


FRONT (NORTH) ELEVATION

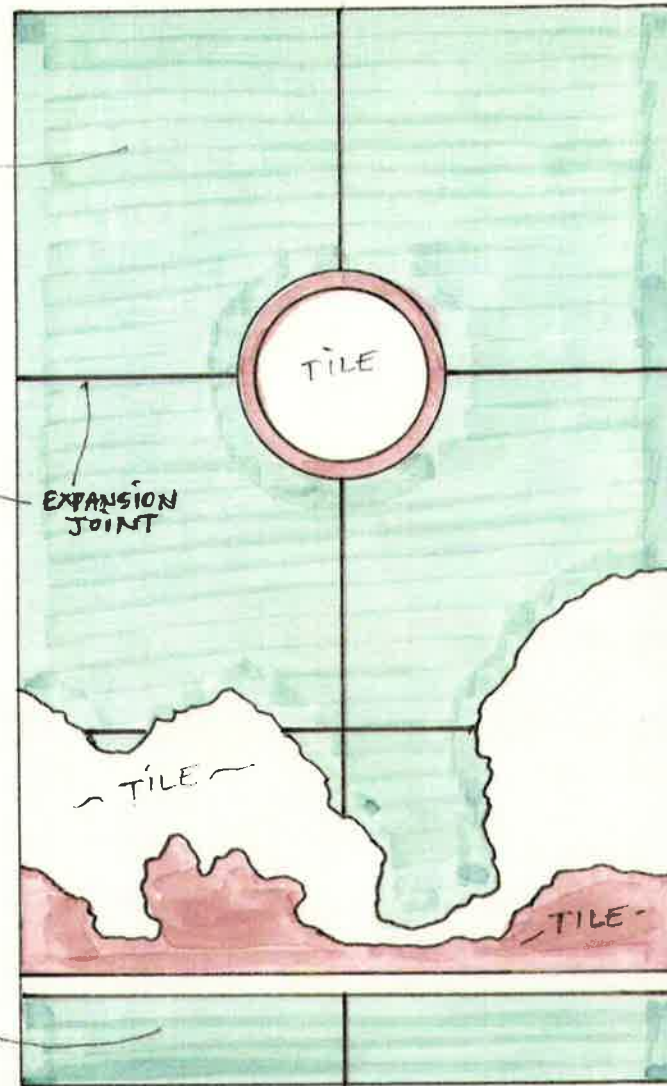


WALL SECTION

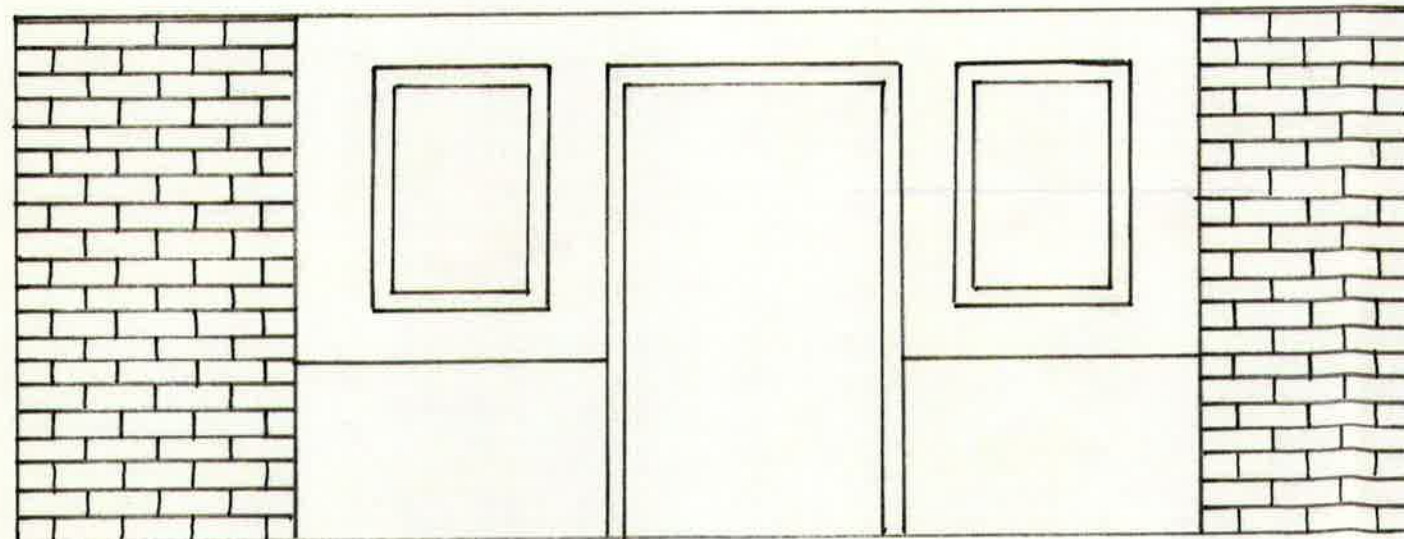
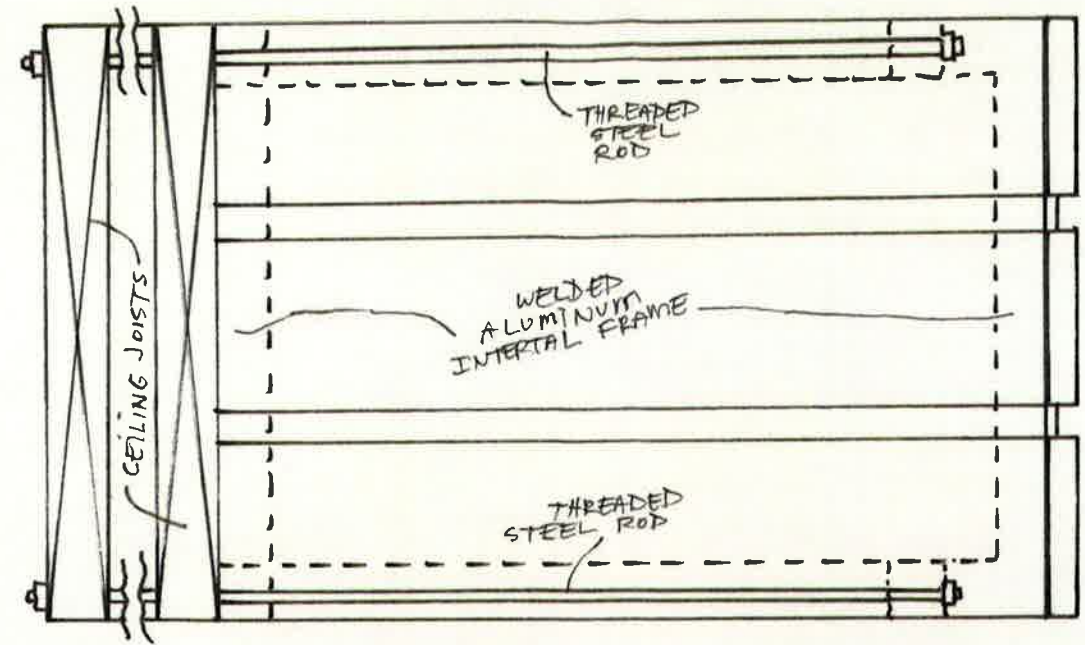
UPPER EAST "MOON" PANEL



UPPER WEST "SUN" PANEL



AWNING DETAIL



SOUTH (BACK) ELEVATION



UPPER EAST FLORAL DETAIL UPPER WEST FLORAL DETAIL



de Pine



explore color combinations to mplement your unique style.

s not necessarily the easiest choice to make. Fortunately, color consultant
Harrington, who has created color portfolios for Pottery Barn®, Crayola® and
, has developed this stylish palette of ColorPlus hues and combinations.
ould give you a head start in choosing colors that will give your home the
ss style you'll enjoy for years to come.



SIDING COLOR 1:
Cobble Stone
SIDING COLOR 2:
Evening Blue
TRIM COLOR:
Monterey Taupe